

Before the Board of Zoning Adjustment, D. C.

Application No. 11420, of Leo G. Johnson pursuant to Sections 8207.2 and 8207.11 of the Zoning Regulations for approval of a roof structure and a variance to provide attendant parking as provided in Sections 5306.1 and 7206.4 of the Regulations in a C-3-B District located at 1120, 19th Street, N.W.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The property is a proposed eight-story office building.
2. The proposed structure as shown on the plans filed with the Board shall contain mechanical equipment, elevator machinery, and the engineer's toilet.
3. The F.A.R. for proposed roof structure is 0.284 which is below the maximum 0.37 F.A.R. limitation.
4. The material and color of street facade of the building is light beige architectural precast concrete and solar bronze glass.
5. The proposed roof structure will be composed of the same materials as the street facade of the building.
6. The applicant requests a variance for attendant parking because the proposed building is too small to accommodate the two ramps necessary for self parking for 114 planned spaces.
7. A total of 60 parking spaces are required for the proposed building, with a total of 61 spaces directly accessible which leaves 53 parking spaces that require attendant parking because they are not accessible.
8. As provided in Section 7506.4 of the Zoning Regulations, the applicant must show that all 114 spaces are accessible.

9. The proposed building is located 3 blocks from the proposed Connecticut Avenue, Metro Station.

10. The applicant needs a variance for attendant parking on the basis that the proposed building is too small to provide access to the additional 53 parking spaces planned by the applicant.

11. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

Based upon the above findings of fact the Board is of the opinion that the roof structure of the proposed building will harmonize with the street frontage of the building in architectural character, material and color as required by Section 5306.1 of the Zoning Regulations and can be granted without substantial detriment without impairing the intent and purpose of the Zoning Regulations.

The Board is of the Opinion that the applicant's request for a variance to provide attendant parking cannot be granted because the applicant has not proved a hardship or an practical difficulty existing on the property or peculiar to the owner of the property as required by the variance clause of zoning regulations.

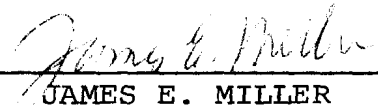
ORDERED:

That the above request for approval of applicant's roof structure be GRANTED, and the request for a variance to permit attendant parking be DENIED.

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY:


JAMES E. MILLER

Assistant Secretary
for the Board

FINAL DATE FOR THIS ORDER:

OCT 17 1970